



Landmarks, Certificate of Appropriateness, & Overlay District Permit Application

Louisville Metro Planning & Design Services

Case No: 23-COA-0067

Intake Staff: QL

Date: 033023

Fee: _____

STAFF USE ONLY ABOVE THIS LINE

Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

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Project Information:

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Some of the property information below can be found on the Parcel Report via the **LOJIC Online Maptool**: <https://www.lojic.org/lojic-online>. Note For detailed definitions of Certificate of Appropriateness and Overlay District Permits, see page 3 of this application

Certificate of Appropriateness:	☐ Butchertown	☐ Clifton	☐ Cherokee Triangle	☐ Individual Landmark
	☐ Limerick	☒ Old Louisville	☐ Parkland Business	☐ West Main Street
Overlay District Permit:	☐ Bardstown-Baxter Ave Overlay (BRO)	☒ Downtown Development Review Overlay (DDRO)		
	☐ NuLu Review Overlay District (NROD)			

Project Name: N/A

Project Address / Parcel ID: 030J00990000

Total Acres: 0.11560 PVA Assessed Value: \$237,500.00 Project Cost (exterior only): N/A

Existing Sq Ft: 4884 New Construction Sq Ft: N/A Height (Ft): N/A

Project Description:

→ Use additional sheets if needed

Re: #ENF-ZON-21-000340-12 Visit #12

I received a violation notice stating that I was in violation of:

- 1) Not submitting a Certificate of Appropriateness for exterior alterations for concrete work completed on the front and backside of the house
- 2) Not submitting a COA for the front entry door

I'm attaching a few documents and pictures to show that I was not the owner of the property when the concrete and front door were installed to the home. I closed on this house on November 21, 2022. I've attached the Deed and pictures from Google photos that show photos of the front door and concrete as of October 2022. Please advise on next steps as I believe I should not be held accountable for actions held by previous owner.

23-COA-0067

Contact Information

Owner:

Name: Susanna Kim, Michael Luo, Peter Li, Danshi Su
Company: _____
Address: 1105 S 1st Street
City: Louisville State: KY Zip: 40203
Primary Phone: 5022160957
Alternate Phone: _____
Email: s.kim0102@gmail.com

Applicant / Contact:

Name: Susanna Kim
Company: _____
Address: 614 Davenport Drive
City: Louisville State: KY Zip: 40245
Primary Phone: 5022160957
Alternate Phone: _____
Email: s.kim0102@gmail.com

Owner Signature (required): _____

Certification Statement

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Susanna Kim, in my capacity as Owner & Representative, hereby
representative/authorized agent/other

certify Susanna Kim, Michael Luo, Peter Li, and Danshi Su is (are) the owner(s) of the property which
name of LLC/corporation/partnership/association/etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: *Susanna Kim* Date: 3/28/23

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a materially false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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23-COA-0067

Checklist

Please submit the completed application along with the following documents:

➔ Applications will not be accepted without the following items:

- ☒ **Photos:** Current photographs showing building front, specific project area, and surrounding buildings
- ☒ **Materials Info:** Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☐ **Site + Project plan:** Required for building additions, new structures, and fencing
 - ✓ **Site Plan:** drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking (ask customer service for a "SITE PLAN GUIDE" for reference and instructions).
 - ✓ **Floor Plans:** drawn to scale with dimensions and each room labeled
 - ✓ **Elevations:** (a drawing showing exterior walls) drawn to scale with dimensions

NOTE: For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

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- ☐ **11in x 17in Plans:**
 - ✓ Two sets of 11"x17" format site plans drawn to scale with dimensions
 - ✓ Two sets of 11"x17" elevation drawings to scale with dimensions
 - ✓ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ **Mailing Labels:** You are required to notify the OWNERS and RESIDENTS of neighboring properties of this application. If the owner does not occupy the property, you must also send notice addressed to the "current resident" at the property address. You must create mailing labels of 1st tier adjoining property RESIDENTS and OWNERS, and to your Case Manager (ask customer service for a "HOW TO: USER GUIDE" for step by step instructions). Applicant is responsible for mailing.
- ☐ **Copy of Mailing Labels:** Make a copy of the mailing label sheet(s) mentioned above.

Definitions

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:
<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:
<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

23-CD-0067



Bobbie Holsclaw
Jefferson County Clerk's Office

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As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2022260698

BATCH # 427125

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$612.00

PRESENTED ON: 11-21-2022 2 10:07:30 AM

LODGED BY: simplifile

RECORDED: 11-21-2022 10:07:30 AM

BOBBIE HOLSCLOW

CLERK

BY: EVELYN MAYES

RECORDING CLERK

BK: D 12502

PG: 346-350

23-04-0067

When Recorded Return To:
 Limestone Title & Escrow, LLC
 295 North Hubbards Lane
 Ste 300
 Louisville, KY 40207
 QKY-11419-2022

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DEED

THIS DEED, made and entered into this 18th day of November, 2022, by and between **The Renfro Group Limited Liability Company, a Kentucky Limited Liability Company**, First Party, with a mailing address of 6403 Deep Creek Drive, Prospect, KY 40059; AND **Susanna H. Kim and Michael S. Luo, wife and husband, Danshi Su, a single man, and Peter M. Li, a single man**, Second Party, with a mailing address of 111 North Rengstorff Avenue, 139, Mountain View, CA 94043;

The current year's tax bill to be sent in c/o Susanna H. Kim, Michael S. Luo, Danshi Su, and Peter M. Li at: 111 North Rengstorff Avenue, 139, Mountain View, CA 94043;

WITNESSETH:

THAT, for a valuable consideration of **\$612,000.00**, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor thereof, the following described property located in Jefferson County, Commonwealth of Kentucky:

BEGINNING on the East side of First Street, 50 feet Southwardly from the Southeast corner of First and St. Catherine Streets, thence Southwardly along and binding on the East side of First Street, thence Eastwardly in lines parallel with St. Catherine Street 99 feet to a 10 foot alley, thence Northwardly with the West line of said alley 50 feet, thence Westwardly in lines parallel with St. Catherine Street 99 feet to the East line of First Street, the point of beginning, Jefferson County, Kentucky.

Being the same property conveyed from REI Freedom Group, LLC, a Kentucky Limited Liability Company to The Renfro Group Limited Liability Company, a Kentucky Limited Liability Company by deed dated 11/05/2020 and recorded on 11/06/2020 in Deed Book 11839 at Page 790 in the Official Records of the Jefferson County Clerk's Office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party.

FIRST PARTY does hereby release and relinquish unto the Second Party all of its right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property.

23-CEA-0067

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

The Grantor, The Renfro Group Limited Liability Company, a Kentucky Limited Liability Company, is currently inactive and in bad standing with the Kentucky Secretary of State, but is conveying the property for the purposes of winding up the affairs of its business and transferring assets.

IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

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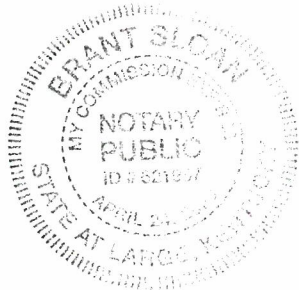
FIRST PARTY:

The Renfro Group Limited Liability
Company, a Kentucky Limited Liability
Company

By: 
Katherine Elizabeth Renfro, Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 18th day of November, 2022 by Katherine Elizabeth Renfro, Member of The Renfro Group Limited Liability Company, a Kentucky Limited Liability Company, First Party.




Notary Public, State at Large
My Commission Expires: 4-24-2023
Notary ID #: 621987

23- COA- 0067

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MAR 30 2023
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SECOND PARTY:

x Susanna H. Kim by Grace Kim, her Attorney-In-Fact
 Susanna H. Kim by Grace Kim, her
 Attorney-In-Fact
 x Michael S. Luo by Grace Kim, his Attorney-In-Fact
 Michael S. Luo by Grace Kim, his Attorney-
 In-Fact
 x Danshi Su by Grace Kim, his Attorney-In-Fact
 Danshi Su by Grace Kim, his Attorney-In-
 Fact
 x Peter M. Li by Grace Kim, his Attorney-In-Fact
 Peter M. Li by Grace Kim, his Attorney-In-
 Fact

For Susanna H. Kim see recorded Power of Attorney in Deed Book 12502, Page 334 in the Office of Jefferson County Clerk.

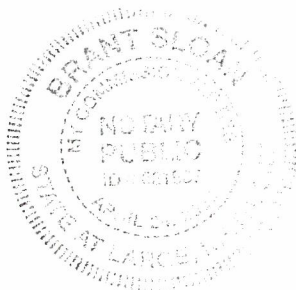
For Michael S. Luo see recorded Power of Attorney in Deed Book 12502, Page 337 in the Office of Jefferson County Clerk.

For Danshi Su see recorded Power of Attorney in Deed Book 12502, Page 340 in the Office of Jefferson County Clerk.

For Peter M. Li see recorded Power of Attorney in Deed Book 12502, Page 343 in the Office of Jefferson County Clerk.

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 18th day of November, 2022 by Susanna H Kim and Michael S. Luo, wife and husband, by and through Grace Kim, as attorney in fact, Danshi Su, a single man, by and through Grace Kim as attorney in fact, and Peter M Li, a single man, by and through Grace Kim as attorney in fact, Second Party.



[Signature]

Notary Public, State at Large
My Commission Expires: 4-24-2023
Notary ID #: 621987

23-COA-0067

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lee Harris Donahue

Lee Harris Donahue, Attorney
Limestone Title & Escrow, LLC
295 North Hubbards Lane, Suite 300
Louisville, Kentucky 40207
Phone: 502-632-2277

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23-COA-0067

1105 S 1st St

Louisville, Kentucky



Google Street View

May 2019

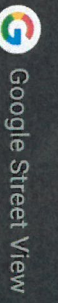
[See latest date](#)



73-CIA-00167

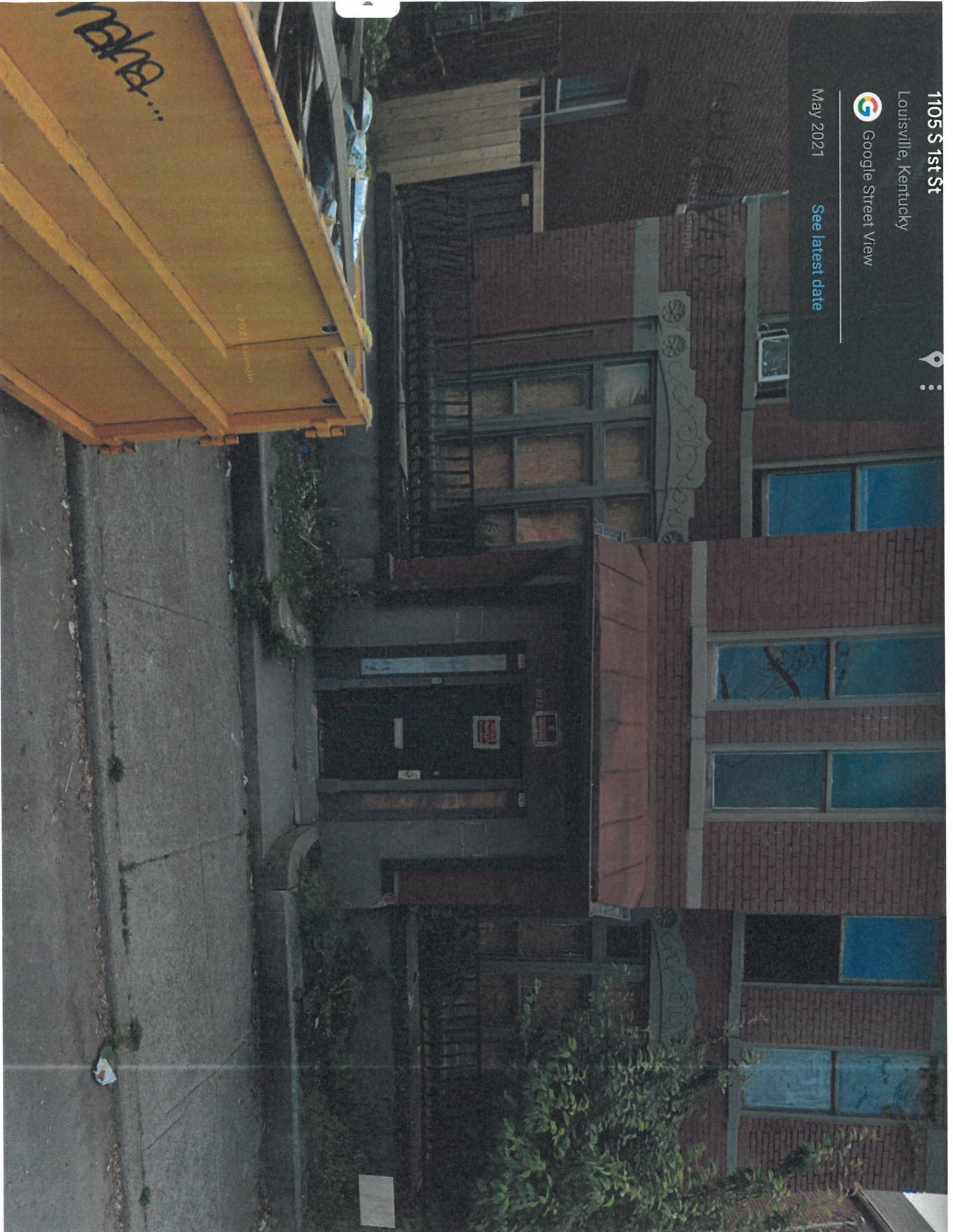
1105 S 1st St

Louisville, Kentucky



May 2021

[See latest date](#)



23-104-0067

1105 S 1st St

Louisville, Kentucky

 Google Street View

Oct 2022

[See more dates](#)



25-104-10567